

4.477  
1 BILL NO. S-79-05-03

2 SPECIAL ORDINANCE NO. S-

86-79

3 AN ORDINANCE approving an Agreement to  
4 purchase Real Estate from Helen Kaminski  
for Neighborhood Care, Inc.

5 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,  
6 INDIANA:

7 SECTION 1. That the Agreement to purchase Real Estate dated  
8 May 10, 1979, between the City of Fort Wayne, by and through its Mayor  
9 and Neighborhood Care, Inc., and Helen Kaminski, for:

10 Lot 154 Drexel Park Addition, Fort Wayne, Indiana  
11 for the total cost of \$8,125.00, all as more particularly set forth in said  
12 agreement which is on file in the Office of Neighborhood Care, Inc., and is  
13 by reference incorporated herein, made a part hereof and is hereby in all  
14 things ratified, confirmed and approved.

15 SECTION 2. That this Ordinance shall be in full force and effect  
16 from and after its passage and approval by the Mayor.

17  
18 Therian H. Schmidt  
19 Councilman  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32

APPROVED AS TO  
FORM & LEGALITY

William N. Salin  
William N. Salin, City Attorney

Read the first time in full and on motion by J. Detmick, seconded by Henge, and duly adopted, read the second time by title and referred to the Committee on Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

DATE: 5-22-79

Charles W. Westerman Jr  
CITY CLERK

Read the third time in full and on motion by Henge, seconded by Stier, and duly adopted, placed on its passage.  
PASSED (~~LOST~~) by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT:
TOTAL VOTES	<u>7</u>	<u>0</u>	_____	<u>2</u>	_____
BURNS	<u>X</u>	_____	_____	_____	_____
HINGA	<u>X</u>	_____	_____	_____	_____
HUNTER	<u>X</u>	_____	_____	_____	_____
MOSES	<u>X</u>	_____	_____	_____	_____
NUCKOLS	_____	_____	_____	<u>X</u>	_____
SCHMIDT, D.	<u>X</u>	_____	_____	_____	_____
SCHMIDT, V.	_____	_____	_____	<u>X</u>	_____

STIER X

TALARICO X

DATE: 6-12-79

Charles W. Westerman Jr  
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as  
(ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL) (APPROPRIATION) ORDINANCE  
(RESOLUTION) No. 286-79 on the 12th day of June, 1979.  
ATTEST: (SEAL)

Charles W. Westerman Jr  
CITY CLERK

Winfield C. Moore Jr  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 12th day of June, 1979, at the hour of 11:30 o'clock A. M., E.S.T.

Charles W. Westerman Jr  
CITY CLERK

Approved and signed by me this 14th day of June, 1979  
at the hour of 8:30 o'clock A. M., E.S.T.

Robert E. Lamont  
MAYOR

Bill No. S-79-05-03

REPORT OF THE COMMITTEE ON FINANCE

We, your Committee on Finance to whom was referred an Ordinance  
approving an Agreement to purchase Real Estate from Helen  
Kaminski for Neighborhood Care, Inc.

have had said Ordinance under consideration and beg leave to report back to the Common  
Council that said Ordinance do PASS.

VIVIAN G. SCHMIDT - CHAIRMAN

WILLIAM T. HINGA - VICE CHAIRMAN

JAMES S. STIER

JOHN NUCKOLS

DONALD J. SCHMIDT

*Vivian G. Schmidt*  
*William T. Hinga*  
*James S. Stier*

*John Nuckols*  
*Donald J. Schmidt*

6-12-79  
DATE \_\_\_\_\_ CONCURRED IN  
CHARLES W. WESTERMAN, CITY CLERK

APPRAISAL REVIEW SUMMARY SHEET

TYPE OF IMPROVEMENT:

APPRAISERS:

Adams

Bill

MARKET DATA APPROACH:

COMPARABLES

3

3

VALUE INDICATED

8500

7750

FINAL VALUE ESTIMATE:

LAND

1200

IMPROVEMENTS

6925

TOTAL

8125

The reviewer has averaged the two values of the appraisers. His recommended or suggested purchase price is \$8,125.00.

5-10-79

(DATE)

Harold Lewis  
HAROLD LEWIS  
REAL ESTATE SPECIALIST

3413 Bowser  
May 15, 1979

If the purchase of this property is approved by City Council it will be used for the Homesteading Program.

It is a 2 story house with 3 bedrooms, living room, dining room, kitchen and one bath. It has a full basement which is 100% usable.

The exterior is wood siding in fair condition, but will need scraped and painted. The storms, screens, gutters and downspouts are all in fair condition. It has a brick front porch with wood floor. The roof is fair.

It will need minor repairs to the interior, such as painting and decorating.

It has mixed plumbing, 30 amp service, gas gravity furnace, and a gas water heater. The foundation is good.

There is a two car garage in fair condition.

The age of the house is approximately 60 years old and will last another 30-35 years.

Cost of rehab, which would be paid by the Homesteader, will be approximately \$2,300.00

The assessed value of the property is \$2,990.00

Our cost to buy the property is \$8,125.00

The is an extremely nice house, located in a very good neighborhood.

It would be detrimental to the Homesteading Program if this property is not approved. We have approximately 200 applicants waiting for a Homesteading Property. Also, if this property is not approved it will set empty and be vandalized, which will deteriorate the neighborhood.



## THE CITY OF FORT WAYNE

COMMUNITY DEVELOPMENT & PLANNING  
division of neighborhood care

May 10, 1979

Ms. Helen Kaminski  
3915 Oakleaf  
City 46805

Dear Ms. Kaminski,

This is to confirm our meeting on 4-19-79 in regards to your property at 3413 Bowser, which we intend to acquire.

Neighborhood Care, Inc. wishes to purchase the above mentioned property for a sum of \$8125.00.

Your attention is directed to the fact that Neighborhood Care, Inc. has made a most conscientious effort to establish the fair market value of the property. To do this, two separate and independent appraisals have been made by highly qualified appraisers. Each appraisal report has been carefully reviewed and the property inspected by members of Neighborhood Care, after which, a price was then established in accordance with state statutes by taking the average of the two appraisals. Enclosed, for your information, is a summary statement of the basis for the amount established as just compensation for your property.

Only after all these steps have been taken, can we offer a purchase price to you or any other property owner. In carrying out this project, it is the policy of Neighborhood Care, Inc. to make a direct offer of the maximum approved price to every property owner without preliminary negotiations or any sort of bargaining. This policy is based on the belief that every property owner should receive no less than full fair market value for his holdings.

Should you find our offer acceptable, it is requested that both copies of the two enclosed Agreement to Purchase Real Estate be executed by the appropriate individuals indicated and returned to this office as soon as possible. Once this option has been approved by the Board of Directors of Neighborhood Care, Inc., a copy will be forwarded to you for your records and a closing can be arranged. If, however, our offer does not prove acceptable, it would be appreciated if you would advise us in writing, on or before 5-18-79.

Sincerely,

Ethel E. Watson  
Director

BEW/ejg





THE CITY OF FORT WAYNE

COMMUNITY DEVELOPMENT & PLANNING

CITY-COUNTY BUILDING • ONE MAIN STREET • FORT WAYNE, INDIANA 46802

May 10, 1979

Ms. Helen Kaminski  
3915 Oakleaf  
City 46805

Dear Ms. Kaminski,

Please find enclosed a copy of the necessary papers that HUD requests us to fill out and send to you. Also, there are two copies of the offer to purchase. If this is agreeable please sign the original offer to purchase and return it to us. Keep all the other papers for your own records.

Thank You,

Harold Lewis  
Real Estate Specialist

# AGREEMENT TO PURCHASE REAL ESTATE

DATE: May 10, 1979

TO: Helen Kaminski

OWNERS

I hereby agree to purchase from you for the sum of \$ 8,125.00, the real estate in Allen county, Indiana, commonly known as 3413 Bowser, the legal description of which is: Lot 154 Drexel Park Addition

I WILL PAY SAID SUM OF \$ 8,125.00, FOR SAID PROPERTY UPON THE FOLLOWING TERMS: \$ 8,125.00

cash upon delivery to me of a properly executed Warranty Deed for said property. Subject, however, to my ability to obtain within \_\_\_\_\_ days from the date hereof a \_\_\_\_\_ mortgage loan upon said property in an amount of not less than \$ \_\_\_\_\_. Failure to obtain such financing within said period of time shall render this Agreement null, void and of no force and effect, and any earnest money deposited hereunder shall be refunded to me without delay. I agree to make immediate application for such financing.

I shall assume and agree to pay the unpaid balance of an existing mortgage upon said property, which mortgage is held by \_\_\_\_\_, as Mortgagee, the approximate balance of which is \$ \_\_\_\_\_. At the final closing of this transaction I shall pay to you the balance of the purchase price in cash and will, in addition thereto, reimburse you in cash, for any accumulated escrow funds, upon the proper assignment of same by you to me. At the time of final closing, you shall deliver to me a properly executed Warranty Deed for said property, which shall be subject to the unpaid balance of said mortgage indebtedness.

Payment of the sum of \$ \_\_\_\_\_, in cash, upon the execution of a land contract acknowledging payment of that sum and celling for the payment of the remainder of the purchase money in monthly payments of not less than \$ \_\_\_\_\_ dollars per month including \_\_\_\_\_ % interest, computed \_\_\_\_\_ plus taxes and insurance. Land Contract to be written upon the Allen County Bar Association form unaltered.

## THIS AGREEMENT TO PURCHASE IS MADE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

1. I shall assume and pay the taxes upon said real estate due and payable the first Monday in ~~NOV~~ (November), 1980, and all subsequent taxes, and I shall assume and pay any assessments upon said real estate for improvements which may become a lien after the date of this Agreement to Purchase.

2. You will furnish a proper, up to date, Certificate of Survey of said real estate showing the dimensions thereof and the location of all improvements located thereon, as of the date hereof.

3. Prior to the execution of the (Warranty Deed) ~~(Deed)~~ (Deed) you will furnish, at your expense, a properly prepared abstract of title for said real estate, continued to a date after the date of this Agreement to Purchase, disclosing a marketable title in you. I will have said abstract examined by my attorney and will submit a legal opinion thereon without unreasonable delay. You will have a reasonable time to meet such requirements, if any, as may be necessary to render marketable the title to said real estate according to the Standards of Marketability of Abstracts of Title as adopted by the Allen County Indiana Bar Association.

4. This transaction shall be closed as soon as your title to said real estate meets the necessary legal requirements and I obtain the necessary financing. If any, as hereinabove provided. At said closing, you shall deliver to me a properly executed (Warranty Deed) ~~(Deed)~~ (Warranty Deed) as hereinabove provided, (conveying) ~~(conveying)~~ (conveying) to me said real estate and all improvements thereon in the same condition they now are, usual wear and tear excepted. In this respect you shall assume the risk of loss or damage to said real estate and all improvements thereon until the date of the delivery to me of said (Warranty Deed) ~~(Deed)~~ (Warranty Deed). In the event said real estate and all improvements thereon cannot be (conveyed) ~~(conveyed)~~ (conveyed) to me in substantially their present condition, usual wear and tear excepted, this agreement, at my election, shall not be binding upon me, and my earnest money deposited hereunder shall be returned to me without delay.

5. Possession of said real estate shall be delivered to me on or before AC \_\_\_\_\_ Rents, if any, shall be pro-rated, and insurance shall be ~~(pro-rated)~~ (pro-rated) (cancelled), as of the date of closing. You will pay all charges for utility services furnished said premises until the possession is surrendered to me.

6. This Agreement to Purchase includes all improvements and permanent fixtures used in connection with said real estate including but not necessarily limited to the following: All electrical, gas, heating and plumbing fixtures, all screens, screen doors, storm windows, shades, venetian blinds, drapery hardware, awnings, attached carpeting, linoleum, radio or television antennae, trees, shrubs, flowers, fences, and \_\_\_\_\_, if any, now in or on the property, and the same shall be fully paid for and free of all liens and encumbrances, at the time I accept title to said real estate, unless otherwise specified and agreed to by me.

7. I hereby represent that my Intended use of the said real estate requires a zoning classification of R-1 and this Agreement to Purchase is contingent on the said real estate being in such use district.

8. I have personally inspected and examined the above property and make this Agreement to Purchase in good faith and all the terms and conditions as stated herein, there being no verbal agreements. If this Agreement to Purchase is accepted by you, it shall be an agreement binding and inuring to the benefit of both you and me, our heirs and personal representatives.

9. I hereby deposit with your Agent, \_\_\_\_\_, the sum of \$ 0, to be used as earnest money in this transaction, and upon your written acceptance of this Agreement to Purchase, I will deposit with your said agent additional earnest money in the sum of \$ 0, all of which earnest money is to apply to the cash payment provided for at the time of the closing of this transaction. If this Agreement to Purchase is not accepted in writing by you on or before the 18th day of May, 19 80, then the same shall be null, void and of no force and effect, and any earnest money deposited hereunder will be returned to me without delay. If this Agreement to Purchase is accepted by you and I fail to complete this purchase, my earnest money shall be forfeited to you as liquidated damages which shall be your sole remedy at law or in equity.

Contingent upon approval of the Governing Body of the City of Fort Wayne, Ind.

Buyer: Chad E. Hutton  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_

Buyer: DBA Neighborhood Care, Inc.  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_

I, \_\_\_\_\_, Agent for the owners of the property herein described, hereby acknowledge receipt of earnest money deposit in the sum of \$ \_\_\_\_\_, made by the above Offeror, to be held by me in escrow according to the terms of the above Agreement to Purchase.

Dated this 10th day of May, 19 79

The undersigned, Owners of the property described in the above Agreement to Purchase, hereby accept said Offer and agree to abide by the terms and conditions thereof.

\_\_\_\_\_ and also agree to pay our said agent a commission of \_\_\_\_\_, which sum shall be deducted from the first payment made to us. We also authorize our said agent to hold all money deposits in escrow until the final closing of this transaction.

Seller: Helen Kaminski  
Address: 3410 Holt ave  
Phone: 456-9124

Seller: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_

I, \_\_\_\_\_, Agent for the owners of the property herein described, hereby acknowledge receipt of earnest money deposit in the sum of \$ \_\_\_\_\_, made by the above Offeror, to be held by me in escrow according to the terms of the above Agreement to Purchase.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_.



SUMMARY STATEMENT OF THE BASIS  
FOR JUST COMPENSATION

May 10, 1979

3413 Bowser

The parcel to be acquired consists of the following described property with the buildings thereon:

Lot 154 Drexel Park Addition, Fort Wayne, Ind.

The real property for which the offer of just compensation was made and which were considered by the appraisers in establishing a fair market value for your property include:

Lot Size 36 x 128  
Frame constructed two story single family  
1241 Sq. Ft.  
Full basement  
6 rooms, 3 bedrooms, one bath  
Age approximately 54 years  
condition Fair  
Exterior needs scraped and painted  
2 car detached garage

The fair market value which was approved by Neighborhood Care, Inc. is being offered to you is \$ 8,125.00 for the above described property improvements. This amount represents the full amount believed by Neighborhood Care, Inc. to be just compensation for the property. In accordance with state statute, Neighborhood Care, Inc. determination of just compensation is not less than the average of two independent appraisals conducted by competent professional appraisers for the fair market value of the property and is based on an inspection of the property.

In arriving at the acquisition price for any property, Neighborhood Care, Inc., nor the appraiser have reduced or increased the value of the parcel as a result of the area being designated for renewal. Increases or deductions in the value are based solely on physical deterioration.

If there are separately held interests in the property to be acquired, an apportionment of the total just compensation will be made based on Neighborhood Care, Inc. review of the appraisal. If any buildings, structures, fixtures, or other improvements comprising part of the real property are the property of a tenant, the total compensation for the property, including the property of such tenant shall be apportioned to the tenant and the owner so that the amount apportioned to the tenant's improvements and interest will be the greater of:

1. The fair market value of the tenant's leasehold estate in the property.
2. The amount the tenant's improvements contribute to the fair market value of the real property.
3. The fair market value of the tenant's improvements for removal from real property.

In light of the preceding information, Neighborhood Care, Inc. has set the previously stated amount as the acquisition price for your property.



**GEORGE J. ADAMS • Appraisals**

6211 ARAGON DR. • 489-5180 • FORT WAYNE, INDIANA 46818

April 24, 1979

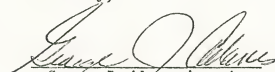
Mr. Harold Lewis  
Neighborhood Care Inc.  
880 City/County Building  
Fort Wayne, Indiana

Dear Mr. Lewis:

Pursuant to your request, I have personally inspected the site located at 3413 Bowser Avenue, Fort Wayne, Indiana.

Having made an analysis of matters considered pertinent to estimating fair market value, I enclose herein the results of that estimate.

Sincerely,



George J. Adams, Appraiser



# GEORGE J. ADAMS • Appraisals

6211 ARAGON DR. • 489-5180 • FORT WAYNE, INDIANA 46818

## REPORT OF APPRAISAL

MADE FOR Neighborhood Care Inc.

LOCATION: 3413 Bowser Avenue, Fort Wayne, Indiana

LEGAL DESCRIPTION: Lot # 154, Drexel Park Addition, Fort Wayne, Indiana

## PURPOSE OF APPRAISAL

To estimate and give an opinion of the fair market value of the property in fee simple as of this date.

"Market Value is defined as the highest price estimated in terms of money which a property will bring if exposed for sale in the open market, allowing a reasonable time to find a purchaser who buys with knowledge of all the uses to which it is adapted and for which it is capable of being used."

## OPINION OF VALUE

Appraised Value — Land	\$ 1,800
Appraised Value — Improvements	\$ 6,700
Estimated Fair Market Value	\$ 8,500

## ASSUMPTIONS AND LIMITING CONDITIONS

No responsibility is assumed for matters legal in character. It is assumed that the legal description furnished is correct and that the title to the real estate is good and merchantable. Existing liens and encumbrances, if any, have been disregarded in this appraisal, and the property has been appraised as though free and clear.

No responsibility is assumed for the accuracy of information furnished by others, although such information has been confirmed where possible and is believed to be reliable.

Possession of this report does not carry with it the right of publication nor may it be used for any purpose by any one except to whom it is addressed except with the previous written consent of the appraiser and the client. The appraiser shall not be required to give testimony or to appear in any Court by reason of this appraisal without previous arrangements having been made therefor.

## CERTIFICATION

I hereby certify that I have made a personal inspection of this property and an analysis of all the discoverable factors affecting its value. I further certify that I have no present or contemplated future personal interest in the property and that neither the employment to make the appraisal, nor the compensation is contingent on the value of the property.

DATE April 24, 1979

  
George J. Adams, Appraiser

#### NEIGHBORHOOD DATA:

The subject neighborhood is located approximately 3500 South and 1300 East of the center of the City of Fort Wayne, Indiana.

Schools, churches, shopping and service facilities are available and relatively convenient to the area.

The neighborhood is zoned predominately residential and is, thus, comprised chiefly of older, single family residences.

The majority of the dwellings are of frame construction and are generally in fair to good condition and average age is approximately 50 years.

The real estate market appears somewhat weak but relatively active.

#### ASSESSED VALUATION AND TAXES:

The subject is currently assessed at \$470 for the land and \$2,520 for the improvements. The current tax rate for Wayne Township is \$10.569. Thus, the tax expense for the subject would be \$316.01, not considering exemptions and adjustments.

#### DESCRIPTION OF PROPERTY:

The subject comprises a rectangular parcel of land. The site has a frontage along Bowser Avenue of 36 feet and a depth of 128 feet.

The subject consists of two buildings, of which, one is a frame constructed two car garage. Garage has unlined interior wood siding, sliding doors and like new asphalt roofing. The second building is a frame constructed single family, two story residence constructed over a full basement. Basement is of concrete walls and floor. Basement walls reflect much cracking, bulging, leaning and deterioration, which condition drags heavily upon value.

The floor plan of the subject single family residence consists of a living room, dining room, kitchen, 3 bedrooms and one full bath. Floor plan has good traffic pattern. Kitchen is equipped with out-dated wood cabinetry of poor quality and condition impairing functional use. Total improved living area comprises 1241 square feet.

Age of the dwelling is approximately 54 years and condition is fair, reflecting an urgent need for exterior painting and other repairs.

ESTIMATE OF VALUE BY THE MARKET APPROACH:

Market approach is generally defined as that method whereby the subject is compared to recent sales of similar properties, deducting for those differences considered pertinent to value.

COMPARABLES:

Property	Sq.Ft.	Sty	Rms	Brs	Bath	Const	Car	Age Cond.	Price	Date	Finance
Subject	1241	2	6	3	1	Wd/Fr	2D	54F			
3521 Hanna	1013	2	5	2	1	Wd/Fr	2D	48Vg	16,500	12/78	VA
911 Woodview	1456	2	6	3	1.5	Wd/Fr	2D	51Vg	16,500	1/78	FHA
2427 Smith	1400	2	7	4	2	Wd/Fr	1D	55G	11,500	2/79	FHA

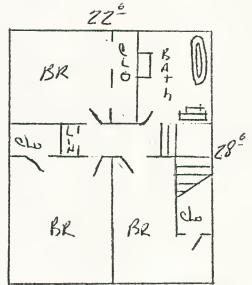
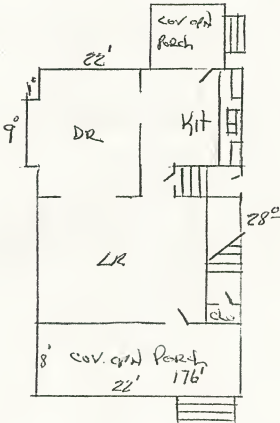
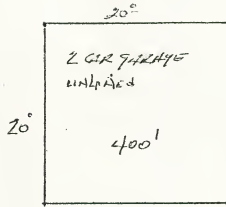
		#1		#2		#3
		16,500		16,500		11,500
Size/Rm Count	+	400	-	200	-	100
Age/Condition	-	55,500	-	5,500	-	4,000
Loc/Mrkt					+	3,500
Finance	-	500	-	700	-	500
Garage			-	400	+	500
Porch	-	500			-	700
Fireplace			-	500		
Baths			-	400	-	400
Fencing	-	300	-	300		
Siding	-	1,500				
Land Value			-	200	+	1,000
Subject		8,600		6,900		9,900

CORRELATION:

Having made an analysis of the market comparables, I am of the opinion that the fair market value of the subject as of April 24, 1979 was:

EIGHTY FIVE HUNDRED (8,500) DOLLARS

# DRAWING



2 STORY FRAME STRUCTURE  
OVER FULL BASEMENT

TOTAL IMPROVED LIVING AREA

12.41'

Photo's





TOM BILL

T. L. Bill Real Estate



REAL ESTATE APPRAISEMENT

APPRAISER - REALTOR

Neighborhood Care, Inc.,  
Attn: Harold Lewis

THOMAS L. BILL

PROPERTY IDENTIFICATION

P.O. Box 5375  
Fort Wayne, Indiana 46805

(219) 483-2330

LOCATION:

3413 Bowser Ave., Ft. Wayne, Indiana  
Customer: Neighborhood Care, Inc.,

LEGAL DESCRIPTION:

Lot 154 Drexel Park Addition  
Lot size: 36x128

PHYSICAL DESCRIPTION:

Two story frame dwelling containing approximately 1260 sq.ft. of living area. Constructed on basement foundation. Six total rooms including three bedrooms. One full bath. A 176 sq.ft. front porch and 55 sq.ft. rear porch are attached. Exterior is wood sided. Roof is asphalt shingle. A 420 sq.ft. 2-car garage is located to rear of property. This is in fair condition. The subject is approximately 55 years of age and in fair condition. Some bowing in basement wall. Property is appraised "as is".

PURPOSE OF APPRAISAL Located on level lot with good drainage.

To estimate and give an opinion of the fair market value of the property as of this date.

"Market Value" is defined as the highest price estimated in terms of money which a property will bring if exposed for sale in the open market, allowing a reasonable time to find a purchaser who buys with knowledge of all the uses to which it is adapted and for which it is capable of being used.

OPINION OF VALUE

Appraised Value — Land .....	\$ 500
Appraised Value — Site Improvements .....	\$ 100
Appraised Value — Improvements .....	\$ 7150
Estimated Market Value .....	\$ 7750

ASSUMPTIONS AND LIMITING CONDITIONS

No responsibility is assumed for matters legal in character. Existing liens and encumbrances, if any, have been disregarded and the property has been appraised as though free and clear. It is assumed that the legal description furnished us is correct and that the title to the real estate is good and merchantable.

No responsibility is assumed for the accuracy of information furnished by others, although such information has been confirmed where possible and is believed to be reliable.

The fee for this appraisal does not provide compensation for conference or testimony or attendance in court nor shall this appraiser be required to give testimony or to appear in any court by reason of the appraisal without previous arrangements having been made therefor.

CERTIFICATION

I do hereby certify that I have made a personal inspection of this property and an analysis of all the discoverable factors effecting its value. I further certify that I have no present or contemplated future personal interest in the property and that neither the employment to make the appraisal, nor the compensation is contingent on the value of the property. The sole compensation for the employment being a fair professional fee.

*Thomas L. Bill*  
APPRAISER  
Thomas L. Bill

DATE April 20, 1979

COMMENTS: Site Improvements \$100  
 Basement 150  
 Porches 290  
 Total \$540

# ESTIMATED REPLACEMENT COST:

MAIN BUILDING - LIVING AREA	1260	SQ. FT. @ \$ 22.10	\$ 27,846
BASEMENT in extras		SQ. FT. @ \$	\$
EXTRAS			\$
ESTIMATED REPLACEMENT COST OF MAIN BUILDING			\$ 27,846
LESS DEPRECIATION:			
PHYSICAL DEPRECIATION	65	%	
FUNCTIONAL OBSOLESCENCE	1	%	
ECONOMIC OBSOLESCENCE	9	%	
TOTAL DEPRECIATION	75	%	\$ 20,884
DEPRECIATED VALUE - MAIN BUILDING			\$ 6,962
DEPRECIATED VALUE - GARAGE			\$ 761
DEPRECIATED VALUE - SITE IMPROVEMENTS & extras			\$ 540
TOTAL DEPRECIATED VALUE - ALL IMPROVEMENTS			\$ 8,263
LAND VALUE			\$ 500
VALUE BY COST APPROACH			\$ 8,763
ROUND OFF TO	\$ 8,750		

# MARKET APPROACH TO VALUE

ADDRESS	2929 Holton	+	-	3606 S. Hanna	+	-	2803 Reed	+	-
DATE SOLD	8/17/78	50		8/22/78	50		1/25/79	23	
LOT SIZE	38x137			41x130			37x130		
STYLE	2st			2st			2st		
CONDITION	GD		2000	GD		2000	GD		500
BEDROOMS	3			3			3		
BATHS	1 1/4		100	1			1		
SF/LA	1176	200		1240			1344		200
GARAGE	2car		200	2car			1car	300	
Basement			2000			1500			1000
	FHA Pts		1600				FHA Pts.		500
TOTAL + or -	\$ -4,050			\$ -3,450			\$ -1,875		
SALE PRICES OF COMPARABLES	\$ 12,000			\$ 11,500			\$ 9,100		
INDICATED VALUE(S)									
BY MARKET APPROACH	\$ 7,950			\$ 8,050			\$ 7,225		

# CORRELATION OF VALUES INDICATED BY COST AND MARKET APPROACH:

Cost approach indicates a value of \$8,750.00. Market approach indicates a value of \$7,750.00. Because of the age of the property the market approach is considered appropriate. Present value determined to be \$7,750.00.

VALUE CONCLUSION: LAND \$ 500 IMPROVEMENTS \$ 7,250 TOTAL \$ 7,750

**THOMAS L. BILL**  
REAL ESTATE, APPRAISER  
P. O. Box 5375  
Fort Wayne, Indiana 46805  
(219) 483-2330

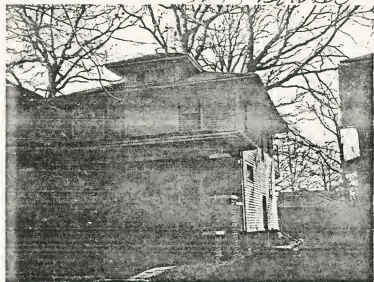
APRIL 20, 1979

NEIGHBORHOOD CARE, INC.,  
800 CITY-COUNTY BLDG.,  
FORT WAYNE, INDIANA  
ATTN: HAROLD LEWIS

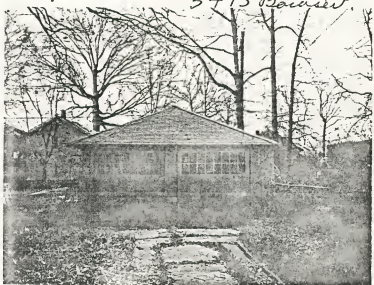
APPRAISAL: 3413 BOWSER AVE., FT. WAYNE, INDIANA \$60.00  
CUSTOMER : NEIGHBORHOOD CARE, INC.,

THANK YOU

3413 Bowser



3413 Bowser



3413 Bowser





## THE CITY OF FORT WAYNE

COMMUNITY DEVELOPMENT & PLANNING  
division of neighborhood care

April 19, 1979

Ms. Helen Kaminski  
3413 Bowser  
City 46806

RE: 3413 Bowser

Dear Ms. Kaminski,

In accordance with statutory requirements, please be advised that Neighborhood Care, Inc. has engaged real estate appraisers to determine fair market value on your property located at  
3413 Bowser.

Within the next few weeks, two appraisers will be contacting you in order to arrange an inspection of your property for preparation of their appraisal reports. This action does not constitute an intent to acquire this property.

Please be advised of your rights, either personally or through your designated representative, to accompany these individuals in preparing a fair appraisal.

We would appreciate it if you would extend your fullest cooperation to these individuals and on behalf of Neighborhood Care, Inc., I would like to thank you for your cooperation in this appraisal process.

Sincerely,

Harold Lewis  
Real Estate Specialist

HL/ja



44,111

Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE \_\_\_\_\_ Appropriation Ordinance S-79-05-03

DEPARTMENT REQUESTING ORDINANCE C D & P Neighborhood Care, Inc.

SYNOPSIS OF ORDINANCE Allow Neighborhood Care, Inc. to purchase property  
located at 3413 Bowser St., Fort Wayne, Ind.

EFFECT OF PASSAGE See attached sheet

EFFECT OF NON-PASSAGE See attached sheet

MONEY INVOLVED (Direct Costs, Expenditures, Savings) \$8,125.00

ASSIGNED TO COMMITTEE (J.N.) \_\_\_\_\_

DATE SUBMITTED: May 15, 1979